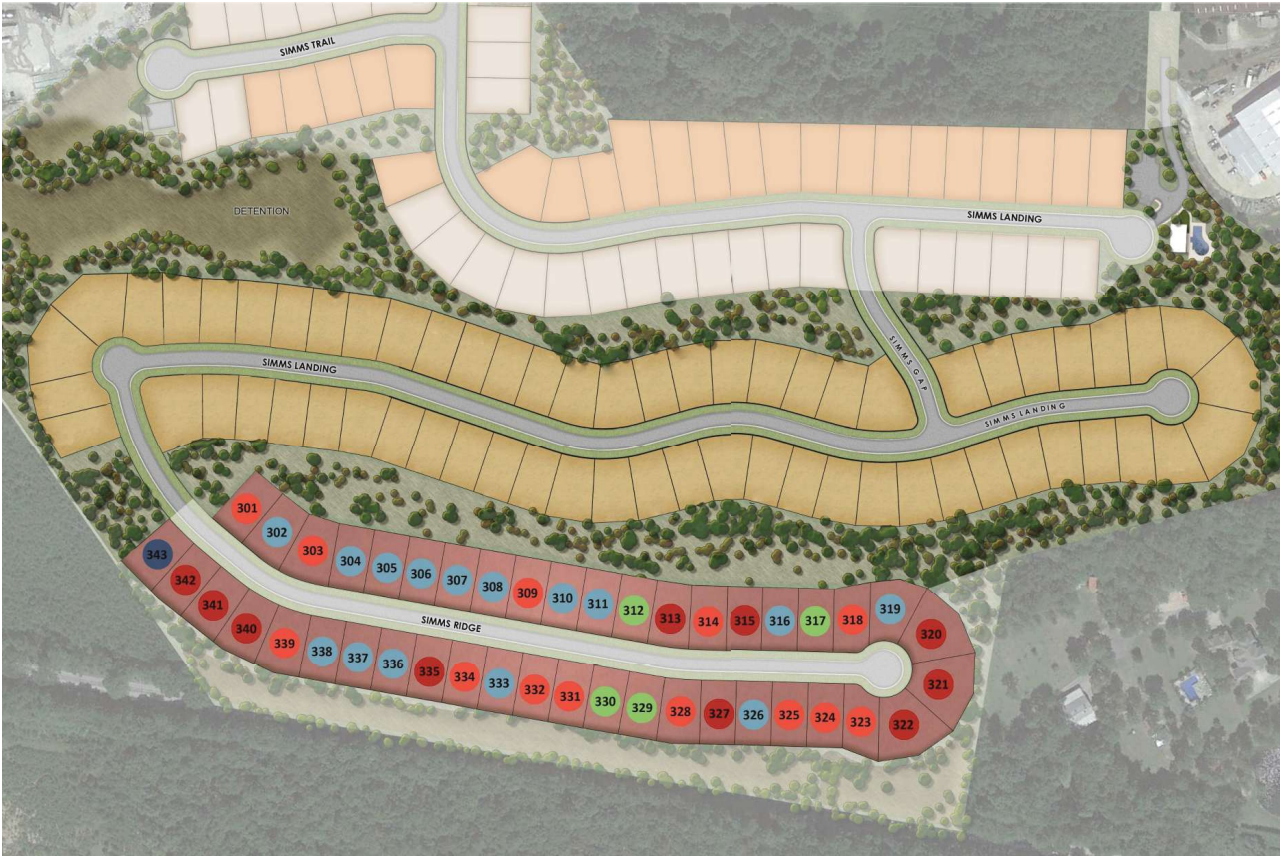


SIMMS LANDING



*Harris Doyle reserves the right to make changes to any of the proposed uses illustrated on this rendering at its sole discretion.

SIMMS LANDING
Keystone



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HARRIS DOYLE
HOMES

LIFE WELL CRAFTED

HARRISDOYLE.COM

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the plans

Homes

plan name	approx. sf	beds/baths	garage spaces
BRISTOL	1,760 (1760/0)	3/2	2
TUCKER	2,009 (2009/0)	3/2	2
BEDFORD	2,015 (2015/0)	3-4/2-3	2
GRIFFIN	2,085 (1590/495)	4/3	2
SHEFFIELD	2,254 (2254/0)	3/2	2
MANSFIELD	2,358 (2358/0)	4/3	2
FRANKLIN	2,752 (1644/1108)	4/2.5-3.5	2
AZALEA	2,841 (1817/1024)	4-5/3	2
JEFFERSON	2,850 (1945/905)	4/3	2
GARRETT	3,038 (2002/1036)	4/3	2

Featured Community Amenities & Area Schools

Community Amenities

- ◊ Swimming Pool
- ◊ Open Air Pavilion
- ◊ Fitness Center
- ◊ Sidewalks

Pelham City School District

- ◊ Pelham Ridge Elementary School
- ◊ Pelham Park Middle School
- ◊ Pelham High School



HARRIS DOYLE
HOMES

LIFE WELL CRAFTED

KRISTIE COTTER, *New Home Specialist*

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included home amenities

Interior

- ◊ Garage with Sheetrock & White Paint
- ◊ Level 1-2 Luxury Vinyl Plank Flooring in Main Level Living Areas & Hallways
- ◊ Shaw Tile in Laundry & Bathrooms
- ◊ Shaw Carpet in Bedrooms, Loft & Stairs
- ◊ 9' Ceiling Heights on Main Level, 8' on 2nd Level
- ◊ Decorative 2-Panel Interior Doors
- ◊ Oil Rubbed Bronze Door Hardware
- ◊ Crown Moulding in Main Level Living Areas & Primary Suite
- ◊ 36" Ventless Fireplace with Gas Logs (Per Plan)
- ◊ Designer Fireplace Mantel with Tile Surround (Per Plan)
- ◊ **Kitchen:**
 - 36" Purestyle or Stained Finish Cabinets with Slow-Close Doors
 - Granite Countertops
 - Designer Tile Backsplash
 - 60/40 Stainless Undermount Sink
 - Delta Faucet with Pull-Down Sprayer
- Frigidaire Stainless 30" Freestanding Gas Range
- Frigidaire Stainless Over-the-Range Exterior Vented Microwave
- Energy Star, Frigidaire Stainless Dishwasher
- ◊ **Primary Bath:**
 - Purestyle or Stained Finish Cabinets with Slow-Close Doors
 - Granite Countertops
 - Oval Undermount Sinks with Watersense Delta Faucets
 - Drop-in Tub with Tile Surround (per plan)
 - Tile Shower
- ◊ **Secondary Baths:**
 - Purestyle or Stained Finish Cabinets with Slow-Close Doors
 - Granite Countertops
 - Oval Undermount Sinks with Watersense Delta Faucets
 - Fiberglass Tub/Shower Unit
 - Pedestal Sink in Powder Room (per plan)

Electrical

- ◊ 1 Floor Outlet in Great Room
- ◊ 2 Exterior Electrical Outlets
- ◊ Wired Smoke Detectors per Code
- ◊ RING Video Doorbell & Chime
- ◊ Bedrooms & Great Room Pre-Wired for Ceiling Fans
- ◊ LED Flush Mount Lighting

Exterior

- ◊ 30-Year, Dimensional Roof Shingles
- ◊ Professionally Designed Landscape Plan
- ◊ Insulated Garage Door(s) with Remote Openers
- ◊ 2 Hose Bibbs
- ◊ Mailbox per Community Covenants
- ◊ Gutters

*Variations and/or substitutions of equal value are subject to builder discretion.

